ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

Commissioners
2F01 Cary Silverman, *Chair*
2F02 Jim Brandon
2F03 Miriam Trimble
2F04 Helen M Kramer, *Vice Chair*
2F05 Thomas M Funk, *Secretary*
2F06 Bob Hinterlong, *Treasurer*

April 22, 2004

VIA FACSIMILE 202-727-6072

The Hon. Carol Mitten, Chair
District of Columbia Zoning Commission
441 4th Street, NW
Room 210S
Washington, DC 20001

Re: 1200 R Street, NW, Square 277 – Addendum to Previous Comments

Dear Ms. Mitten:

At its January 7, 2004 meeting, which was publicly-noticed and with a quorum present, ANC 2F voted unanimously (6-0-0) to support the BZA approval of a Planned Unit Development at Vermont Avenue and R Streets, NW, in Square 277.

The ANC's previous letter failed to convey that the ANC also voted unanimously (6-0-0) to support the rezoning of the site from R-4 to R-5-B.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chair, ANC 2F

ZONING COMMISSION
District of Columbia
CASE NO.04-13
EXHIBIT NO.2H

ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

Commissioners
2F01 Cary Silverman, *Chair*
2F02 Jim Brandon
2F03 Miriam Trimble
2F04 Helen M. Kramer, *Vice Chair*
2F05 Thomas M. Funk, *Secretary*
2F06 Bob Hinterlong, *Treasurer*

March 12, 2004

Carol Mitten, Chair
District of Columbia Zoning Commission
441 4th Street, NW
Room 210S
Washington, DC 20001

Re: New construction, multiple family residential
1200 R Street, NW, Square 277

Dear Ms. Mitten:

At its January 7th, 2004 Meeting, which was publicly advertised and with a quorum present, ANC 2F voted unanimously (6-0-0) to support the approval of a Planned Unit Development at Vermont Avenue and R Streets, NW, in Square 277, and the rezoning of the site from R-4 to R-5-B. The ANC recognizes that the project will require a waiver pursuant to Section 2401.2(a) and (b) from the minimum lot area requirement.

The subject property is currently occupied by a series of dilapidated structures with usage ranging from a C-1 commercial use at the corner of Vermont and R Street, to office use, apartment units and a single family residential structure. A redevelopment of the property with a tastefully designed R-5-B apartment building was well received by community members who have reviewed the project, and the designs reflect modifications resulting from their input.

The community is supportive of several amenities which will occur as a result of the redevelopment of this site, including the removal of non-conforming commercial and office use, and the applicant's commitment to provide an additional 20 parking spaces available for sale to residents in the community.

In conclusion, ANC 2F supports this project and urges the Zoning Commission to grant approval of the requested Planned Unit Development.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chairman